

**Minutes of the Regular Meeting of the  
Buena Vista Planning and Zoning Commission  
November 3, 2010**

**CALL TO ORDER**

A Regular meeting of the Planning and Zoning Commission was called to order at 6:05 PM, Wednesday, 2010, at the Buena Vista Community Center, Pinon Room, 715 E. Main Street, Buena Vista, Colorado by Chairwoman Baker. Present were Commissioners Bill Yinger, and Jed Selby. Also present Town Planner Shannon Haydin, and Deputy Town Clerk Jennifer Dixon.

**ROLL CALL**

Deputy Town Clerk Dixon proceeded with the roll call and declared a quorum.  
Estes Banks arrived at 6:05 p.m.

**PLEDGE OF ALLEGIANCE**

Chairwoman Baker led in the Pledge of Allegiance.

**AGENDA ADOPTION**

Chairwoman Baker called for amendments to the agenda. Add Swearing in of Estes Banks under agenda Item C. **Motion #1** by Commissioner Selby, seconded by Commissioner Yinger, to adopt the agenda as amended. Motion carried.

**Approval of the Minutes**

Chairwoman Baker called for approval of the October 20, 2010 minutes. **Motion #2** by Commissioner Selby, seconded by Commissioner Yinger, to adopt the minutes as presented. Motion carried.

**PUBLIC COMMENT**

Chairwoman Baker opened the public comment portion of the hearing at 6:06 PM.  
With no other comments received, the public comment portion of the hearing closed at 6:06 PM.

**RESPONSE TO PUBLIC COMMENT**

None

**NEW BUSINESS**

**A. Commissioner Selby's Tree Board Presentation**

Commissioner Selby gave a presentation on Street Trees and how communities can use them to make themselves beautiful.

He reviewed the benefits of street trees such as; Carbon Sequestration, increase asphalt life by 40 – 60 %, absorption of up to 30 % of storm water, reduced traffic speeds creating safer streets, Reduction in harmful UV exposure, increased retail sales, increased in property values, aesthetic value and quality of life and jobs.

Commissioner Selby showed photo examples of streets that need trees, examples of well-placed trees, bio swales, and streets with good examples of storm water management.

Cheryl Richmond 412 Cedar, Buena Vista. Stated that she spoke to everyone on her block about sidewalks. Ms. Richmond thinks the street trees would be amazing for their area. It is hard want to have everything in place or guideline for where they can put their sidewalk in and then street trees can go here. Then when the next block does it, everything will line up and look great.

Chairwoman Baker stated that there were two Trustees present; if either of them would like to comment, if they would like to think about it and go back before the trustees. Trustee Steinauer stated no comment. Trustee Baker stated his major concern would be the water, but it would be better to discuss with the trustees.

Kathy Hoerlein had a concern that if the Public Works department had enough staff to water and take care of the trees. Commissioner Selby stated that with the irrigation system it would make it easier than the water truck that the Public Works department is currently using. Also in order for this to be successful would be for the Town to care for the trees.

## **B. IGA Mapping**

Planner Haydin went over the Buena Vista Municipal Planning area proposed county zoning.

Ron Southard, who was in the audience asked to comment on the item. Mr. Southard stated that he had a concern that the landowners in this fringe area would have "two masters" and thus creating more difficulty in developing. There were questions regarding why not just annex these area's into the Town. Ms. Haydin stated that it would ultimately be up to the Trustees to make the decision if they wanted to annex all these areas into the Town. It would be a large political statement. There was a concern that maintaining the roads and providing water would be difficult on the Town, where the County receives monies for the road maintenance from property taxes.

There was a question regarding the blue line for the upper and lower zones for water. It should not be in the service area if gravity will not take the water there.

After discussion, the Planning and Zoning Commission made the following motions:

**Motion #3** by Commissioner Yinger, second Commissioner Selby to accept the service area map as a draft. Motion carried.

**Motion #4** by Commissioner Selby, seconded by Commissioner Yinger to accept the Buena Vista municipal area as show except to include the parcels that are also in the water service area as identified by the water master plan as a draft. Motion carried.

**Motion #5** by Commissioner Selby, seconded by Commissioner Yinger to add the current section water area to be added to our municipal planning area. Motion amended to **Motion #6**.

**Motion #6** by Commissioner Selby, seconded by Commissioner Yinger to add the section southeast of town to the 3 mile line to County Road 301, with the understanding that staff will clarify what that area is. Motion carried.

Chairwoman Baker called for a 5-minute break at 8:03 p.m.

Chairwoman Baker called the meeting to order at 8:08 p.m.

## **C. Swearing in of Estes Banks as Planning and Zoning Alternate**

### **OLD BUSINESS**

None

### **CHAFFEE COUNTY REPORT**

None